

To the Planning and Zoning Commission,

I am writing to formally express my opposition to the proposed Special Exception Application for a Bed and Breakfast at 80 Stelmack Road.

As neighboring property owners with young children, we have serious concerns regarding the safety, privacy, and overall impact this use would have on our residential neighborhood. A bed and breakfast introduces a continuous flow of unfamiliar individuals coming and going, which fundamentally changes the nature of what is currently a quiet, family-oriented residential area.

Our children are frequently outside and within clear visual range of the subject property. The presence of rotating guests—who are complete strangers—raises significant safety concerns. Neighbors have no way of knowing who these individuals are, how long they are staying, or whether they may pose a risk. The potential for guests to behave inappropriately, become disruptive, or act irresponsibly is particularly concerning when young children are nearby.

In addition to safety concerns, this proposal would significantly impact our privacy. A bed and breakfast inherently brings increased activity, foot traffic, and outdoor presence. This level of ongoing activity results in neighboring homes being under constant observation, which is an unreasonable intrusion into the privacy that residents expect in a residential zone.

Noise and disturbances are also a concern. Guests may arrive late, leave early, gather outdoors, or socialize in ways that disrupt the peace of the neighborhood. Unlike permanent residents, short-term guests do not have the same long-term investment in maintaining neighborhood harmony.

Allowing a bed and breakfast at this location represents an inappropriate commercial use within a residential area. Residential neighborhoods are intended to provide stability, safety, and predictability for families. Introducing a business that relies on transient occupancy undermines the residential character of the neighborhood and sets a concerning precedent for future similar applications.

For these reasons—particularly the safety of children, invasion of privacy, increased presence of strangers, noise concerns, and the alteration of neighborhood character—we strongly oppose the approval of this Special Exception Application.

We respectfully urge the Commission to consider the impact this proposal would have on surrounding families and deny the application.

Thank you for your time and consideration.

Sincerely,

Stephanie & Joe Celano

414 New Haven Avenue

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By Marc J. Garofalo, MPA, MCC, MCTC at 11:59 am, Jan 20, 2026